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N.A.*

**UNITED STATES DISTRICT COURT  
DISTRICT OF NEVADA**

JPMORGAN CHASE BANK, N.A.,

Plaintiff,

vs.

SFR INVESTMENTS POOL 1, LLC, a  
Nevada limited liability company;  
ALIANTE MASTER ASSOCIATION, a  
Nevada non-profit corporation; AARON M.  
NANEZ; NICOLE D. VERHEYEN,

Defendants.

Case No. 2:17-CV-00329-JCM-NJK

**STIPULATION AND ORDER TO STAY  
ENTIRE CASE PENDING  
SETTLEMENT**

**(First Request)**

SFR INVESTMENTS POOL 1, LLC, a  
Nevada limited liability company,

Counter-Claimant/Cross-claimant,

vs.

JPMORGAN CHASE BANK, N.A.;  
AARON M. NANEZ, an individual;  
NICOLE D. VERHEYEN, an individual,

Counter-Defendant/Cross-Defendants.

1 Pursuant to Local Rules LR IA 6-2 and LR 7-1, Plaintiff/Counter-Defendant  
2 JPMorgan Chase Bank, N.A. (“Chase”) and Defendant/Counterclaimant/Cross-  
3 Claimant SFR Investments Pool 1, LLC (“SFR”) (together with Chase, the  
4 “Parties”), through their respective attorneys, stipulate as follows:

5 1. On or about October 17, 2017, the Court entered an order extending  
6 the discovery deadlines, setting the deadline to complete discovery for December 6,  
7 2017, dispositive motions for January 5, 2018, and the deadline to file the joint pre-  
8 trial order for February 6, 2018 (ECF No. 54).

9 2. The Parties have since come to an agreement and are in the process of  
10 finalizing settlement.

11 3. Given the resolution and to avoid wasting resources and incurring  
12 potentially unnecessary expense associated with continued litigation, the Parties  
13 agree, and hereby request, a stay of the case to give each side sufficient time and  
14 resources to finalize settlement.

15 4. The Parties anticipate that it may take approximately 90 days to  
16 finalize the settlement agreement, perform the material terms under the settlement  
17 agreement, and be in a position to dismiss this matter.

5. The Parties make this stipulation in good faith and not for purposes of delay.

Dated: March 21, 2018

BALLARD SPAHR LLP

KIM GILBERT EBRON

By: /s/ Lindsay Demaree

By: /s/ Diana S. Ebron

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*Attorneys for JPMorgan Chase Bank, N.A.*

*Attorneys for SFR Investments Pool 1, LLC*

IT IS SO ORDERED:

  
UNITED STATES DISTRICT JUDGE

DATED: March 21, 2018

1 **CERTIFICATE OF SERVICE**

2 I certify that on March 21, 2018, and pursuant to Federal Rule of Civil  
3 Procedure 5, a true copy of the foregoing **STIPULATION AND ORDER TO STAY**  
4 **ENTIRE CASE PENDING SETTLEMENT** was sent to the following parties via  
5 U.S. Mail at the following addresses:

6 Aaron M. Nanez  
7 Nicole D. Verheyen  
8 4005 Birchmont Street  
9 Las Vegas, Nevada 89130

10 Aaron M. Nanez  
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12 5428 Indigo Ridge Street  
13 North Las Vegas, Nevada 89031

14 /s/ Mary Kay Carlton  
15 An Employee of Ballard Spahr LLP  
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